



County of San Mateo Planning & Building Department Agricultural Advisory Committee

Natalie Sare, Chair
Peter Marchi, Vice Chair
Cole Mazariegos-Anastassiou
Crystal Chaix
Daniel Theobald

Eric Hagstrom
James Oku
John Vars
Marilyn Johnson
Ryan Casey

Dr. Igor Lacan
Jess Brown
Koren Widdel

County Office Building
455 County Center, 2nd Floor
Redwood City, California 94063
650/363-1825
planning.smcgov.org

ACTION MINUTES

FINAL

Monday, August 11, 2025

A full recording of this meeting can be accessed on the official government YouTube channel of the County of San Mateo at: <https://youtu.be/2PrpvPIResI>

1. **Call to Order**

The meeting was called to order at 6:03 p.m. by Chair Natalie Sare.

2. **Member Roll Call**

Regular Committee Members Present:

James Oku
Natalie Sare
Peter Marchi
Ryan Casey
Crystal Chaix
Marilyn Johnson
Cole Mazariegos-Anastassiou

Regular Committee Members Absent:

John Vars
Eric Hagstrom
Daniel Theobald

Nonvoting Committee Members Present:

Koren Widdel, San Mateo County Agricultural Commissioner
Jess Brown, San Mateo County Farm Bureau Executive Director

Nonvoting Committee Members Absent:

Igor Lacan, UC Co-Op Extension Representative

3. **Oral Communications** to allow the public to address the Committee on any matter **not** on the agenda. If your subject is not on the agenda, the Chair will recognize you at this time.

SPEAKERS:

Public Member, Kerry Burke

4. **Committee Member Update(s) and/or Questions** to allow Committee Members to share news and/or concerns for items **not** on the agenda.

SPEAKERS:

None

5. **Planning and Building Department Director’s Report.**

Acting Planning Liaison Summer Burlison presented the Director’s Report.

6. **Opportunity for County support to AAC.** Presenters: Steve Monowitz, Director of Planning and Building; Debbie Schechter, Schechter Consulting.

SPEAKERS:

Committee Member, James Oku
Committee Chair, Natalie Sare
Committee Member, Jess Brown

7. **Farm Labor Housing – proposed permit streamlining.** County of San Mateo
Presenters: Steve Monowitz, Director of Planning and Building; Kanoa Kelley, Planner III.

SPEAKERS:

Committee Vice Chair, Peter Marchi
Committee Member, James Oku
Committee Chair, Natalie Sare
Committee Member, Ryan Casey
Committee Member, Cole Mazariegos-Anastassiou
Committee Member, Crystal Chaix
Public Speaker, BJ Burns
Public Speaker, Kerry Burke
Public Speaker, Bridget Jett
Agricultural Ombudsman, Eliza Milio

Consent Agenda

8. **Owner/Applicant:** Coastside County Water District
File Number: PLN2025-00126
Location: Pilarcitos Creek Road, unincorporated Half Moon Bay
Assessor’s Parcel No.: 056-370-080

Consideration of a Coastal Development Permit, Planned Agricultural Development Permit and Use Permit, to drill six municipal water wells to replace existing wells in the Pilarcitos Canyon wellfield, in the unincorporated El Granada area of San Mateo County. This project is appealable to the California Coastal Commission. Project Planner: Michael Schaller, mschaller@smcgov.org.

SPEAKERS:

Public Member, Kerry Burke
Project Application, Mary Rogren

COMMITTEE ACTION:

Committee Member, Marilyn Johnson, moved to approve the item. Committee Member, Cole Mazaregos- Anastassiou, seconded the motion.

Motion passed 6-0.

One abstained.

Regular Agenda

- 9. **Owner/Applicant:** Half Moon Bay Properties LLC/Jim Guan
- File Number:** PLN2023-00334
- Location:** 12761 San Mateo Road (Highway 92), unincorporated San Mateo County
- Assessor’s Parcel No.:** 056-270-010, 056-270-030, 056-270-060, 056-270-090, and 056-270-100 (also involves work on parcels located in the City of Half Moon Bay)

Consideration of a Planned Agricultural District Permit, Coastal Development Permit, and Grading Permit, to address facility and operational violations (VIO2023-00035) at Terra Gardens, including grading of 14,050 cubic yards (c.y.) associated with site clean-up, drainage/access improvements and permitting existing work. This project is appealable to the California Coastal Commission. This item is continued from the April 14, 2025, AAC meeting. Project Planner: Camille Leung, cleung@smcgov.org.

SPEAKERS:

Committee Vice Chair, Peter Marchi
Committee Member, James Oku
Committee Member, Marilyn Johnson
Committee Chair, Natalie Sare
Committee Member, Crystal Chaix
Committee Member, Cole Mazariegos-Anastassiou
San Mateo County Agricultural Commissioner, Koren Widdel
Project Applicant, Jim Guan
Public Speaker, BJ Burns
Public Speaker, Kerry Burke
Agricultural Ombudsman, Eliza Milio
Public Speaker, Bridget Jett

COMMITTEE ACTIONS:

Committee Member, James Oku, motioned to recommend to remove the conditions requiring removal of the hoopouses from prime agricultural alnd as they only enhance their quality. Committee Member, Marilyn Johnson, seconded the motion.

Motion passed 7-0.

Committee Member, Ryan Casey, motioned for the organic mushroom waste to remain on site and in the event it needs to be moved offsite, the applicant shall work with the county for the material (whether removed as waste or compost) to be tested prior to moving it offsite. Committee Member, James Oku, seconded the motion.

Motion passed 7-0.

Committee Member, Ryan Casey, motioned to table further discussion of the mushroom waste. Committee Member, Marilyn Johnson, seconded the motion.

Motion passed 6-1.

10. Adjournment

Meeting adjourned at 8:20 p.m. by Committee Chair, Natalie Sare.